

TYPE III DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & RECOMMENDATION

Form DS1300 PLD



Project Name: FIRST CHURCH OF GOD ATHLETIC FIELDS

Case Number: CUP2009-00011, PSR2009-00044, SEP2009-00093,
WET2009-00073 & EVR2009-00052

Location: 300 NE 78th Street

Request: The applicant is requesting a conditional use and site plan review approval to develop a football and athletic field in the north (Site A), and soccer and lacrosse fields in the southeast (Site B) sections of the church property. The approximately 27.96 acre site is zoned C-3 and R-22.

Applicant: Barbieri & Associates, Inc.
Attn.: John Barbieri
7017 NE Hwy 99, Suite 204
Vancouver, WA 98665
(360) 695-1001, E-mail: John@barbieriandassociates.com

Contact Person: (Same as Applicant)

Property Owner: First Church of God, Vancouver
3300 NE 78th Street
Vancouver, WA 98665

RECOMMENDATION DENIED¹

DS Manager's Initials: MB **Dater Issued:** January 13, 2010

Public Hearing Date: January 28, 2010

¹ Even though staff recommends denial of the conditional use and site plan review requests, the conditions of approval have been suggested in the event the Hearings Examiner finds adequate documentation in the record to warrant an approval decision.

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
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Engineer Supervisor: (Trans. & Stormwater):	Tom Grange P. E.	4102	Tom.Grange@clark.wa.gov
Engineer (Trans. & Stormwater):	Doug Boheman, P. E.	4219	Doug.boheman@clark.wa.gov
Engineering Supervisor: (Trans. Concurrency):	Steve Schulte P. E.	4017	Steve.schulte@clark.wa.gov
Engineer (Trans. Concurrency):	David Jardin	4354	David.jardin@clark.wa.gov
Fire Marshal Office	Tom Scott	3323	Tom.scott@clark.wa.gov

Comp Plan Designation: Community Commercial & Urban Medium

Parcel Number(s): 3300 NE 78TH Street, Tax Lots 1 (144715), 5 (144719), 42 (144772), 40 (144770) 46 (144776), 47 (144777), 48 (144778), 3,14 (144717), 49 (144779), 46 (144530), 4 (144491), 51 (144530), 53 (144537), 54 (144538), 4A (144491-001) located in the SW ¼, of Section 1, Township 1 North, Range 1 East, of the Willamette Meridian.

Applicable Laws:

Clark County Code Chapter: 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.380 (Storm Water Drainage and Erosion Control), 40.610 (Impact Fees), 40.220.020 (R-22), 40.230 (C-3), 40.520.040 (Site Plan Review), 40.320 (Landscaping and Screening), 40.430 (Parking Standards), 40.320 (Landscaping and Screening), 40.360 (Solid Waste), 40.370.010 (Sewer Connection, 40.570.080 (C) (3) (k) (Archaeology), 40.410 (CARA), 15.12 (Fire Code), 40.570 (SEPA), 40.510.030 (Procedure)

Neighborhood Association/Contact:

NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68th Street
Vancouver, WA 98665
(360) 695-1466; E-mail: BSVANC@aol.com

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on April 30, 2009. The pre-application was determined to be contingently vested as of April 9, 2009 (i.e., the date the fully complete pre-application was submitted).

The fully complete application was submitted on October 28, 2009, and determined to be fully complete on November 18, 2009. Given these facts the application is vested on April 9, 2009. There are no disputes regarding vesting.

Time Limits:

The application was determined to be fully complete on November 18, 2009, (see Exhibit No.7). Therefore, the County Code requirement for issuing a decision within 92 days lapses on February 18, 2010. The State requirement for issuing a decision within 120 calendar days, lapses on March 18, 2010.

Public Notice:

Notice of application and public hearing was mailed to the applicant, the NE Hazel Dell Neighborhood Association and property owners within 300 feet of the site on December 2, 2010. One sign was posted on the subject property and two within the vicinity on January 13, 2010.

Public Comments:

The county received comments from Mr. John Hannon (Exhibit 10), a resident at Cindy's Parkview housing development directly north of the proposed soccer and lacrosse sports fields. Mr. Hannon is concerned that scheduled activities at sports fields will result in increased noise from the sports fields impacting them. He also raised questions regarding potential adverse impacts from outdoors lighting originating from the sports fields, traffic, and drainage. These issues are evaluated in the land use, transportation and stormwater and erosion control sections of this report; and where appropriate, conditions of approval have been established to mitigate potential impacts.

Project Overview

The applicant is requesting a conditional use permit (CUP) and a site plan review approval to construct a football and athletic field on Tax Lot 1 (144715-000) situated in the north, (hereinafter Site A), and soccer and lacrosse fields on Tax Lots 53 (144537-000), 54 (144538-000), and Tax Lot 4A (144491-001) in the southeast, (hereinafter Site B),² sections of the site. The county assessor's records indicate that Site A, on which the football and athletic field is proposed is approximately 9.65 acres in area, and Site B, on which the soccer and lacrosse fields are proposed is approximately 4.01 acres in area. The church property comprises 16 tax lots totaling approximately 27.96 acres.

The site is zoned R-22 and C-3. Church and school uses are approved in the R-22 and C-3 districts through the CUP and site plan review processes.

The following approvals have already been granted to developments on this site:

1. CUP92018 and SPR93045 (First Church of God) for a new private driveway access.
2. CUP2002-00009, SEP2002-00171, ARC2002-00038 (First Church of God), approved a conditional use permit for a conceptual campus development plan in three phases for a new church sanctuary, a middle and high school buildings. The kindergarten and elementary schools were already operating on the property.
3. PSR2004-00067, SEP2004-00165, EVR2004-00091, ARC2004-00085 (First Church of God), approved a site plan review to construct a new middle and high school, and provide additional off street parking spaces. The proposed improvement of the sanctuary was not included on this development scenario.

A new CUP is required because the validity of CUP2002-00009 (First Church of God), which was approved in January 2002, expired. Even though the CUP was a phased project, the applicant did not maintain its validity. Secondly, the applicant is also developing the north parcel, Site A, which was not included in previous review applications.

The following table describes the comprehensive plan designation, zoning and the current land use on the site and on the abutting properties:

Table 1: Comp Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	Community Commercial (CC) / Urban Medium (UM)	C-3 / R-22	Church, schools, administrative offices and accessory buildings, parking lot, open field areas on the north, Site A, and southeast Site B, and playground. The site has a rolling topography, and it is flat in the parking lot and the proposed soccer and lacrosse field areas.

² In the narrative, the applicant identifies the soccer and lacrosse fields as Site A and the football and athletic field as Site B. Staff has reversed this order to follow a clockwise numbering system thus identifying the football and athletic field as Site A, and the soccer and lacrosse fields as Site B. The applicant will need to follow this identifying system during the final site plan review process.

North	Urban Low (UL) / UM	R1-6 / R-22	North of Site A, acreage home site. North of Site B, Cindy's Parkview and Sunrise Place Subdivisions and housing developments.
East	UM	R-22	East of Site A, NE 82 Street and acreage home sites. East of Site B, a vacant county property that is being developed as Hazel Dell Sports Field.
South	Mixed Use (MU) / CC	C-3	South of Site A, parking lot and play area. South of Site B, NE 78 th Street and businesses.
West	CC / UL / BPA	C-3 / R1-6	West of Site A, BPA power line and mostly vacant land. West of Site B, Church High School and parking lots.

The USDA Soil Conservation Service, Soil Survey of Clark County, Washington, 1972, classifies the soils on the site as those of Hillsboro silt loam (HoB) and Odne silt loam (OdB) on slopes ranging from zero to 8 percent. Odne silt is a hydric soil, indicative of the potential presence of wetlands, according to the Clark County Area Hydric Soils List. There are no jurisdictional wetlands, a 100-year flood plain or buffers mapped on the site by the County's GIS mapping system.

The property is located within the city of Vancouver urban growth area. It is situated in an area served by Park District 8, Fire Protection District 5, and the Vancouver District. Clark Public Utilities (CPU) provides public water and Clark Regional Wastewater District provides sewer in the area.

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

- | | |
|---------------------------------|--|
| 1. Earth | 9. Housing |
| 2. Air | 10. Aesthetics |
| 3. Water | 11. Light and Glare |
| 4. Plants | 12. Recreation |
| 5. Animals | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation |
| 7. Environmental Health | 15. Public Services |
| 8. Land and Shoreline Use | 16. Utilities |

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts could be mitigated through application of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposal not discussed below comply with the applicable code requirements.

LAND USE:

Finding 1

The First Church of God (the Church) has operated at 3300 NE 78th Street for several years. In addition to church and Sunday school activities, the Church operates a kindergarten (or pre-school), King's Way Learning Center, and a Christian Elementary, Middle, and High Schools under the name of King's Way Christian Schools.

The elementary, middle, and high schools currently have a combined enrollment of 810 students; 510 students in the elementary and middle schools, and 300 students in the high school. The elementary and middle schools have a combined teaching and auxiliary staff of 48, and the high school has a combined teaching and auxiliary staff of 49. The Church campus has a total off-street parking of 1,100 spaces, which staff finds to be adequate to serve the needs of the church and schools.

The proposal to construct the sports fields in Site A and Site B qualifies for a new conditional use permit (CUP) per CCC 40.520.030 (G) (Minor Expansions) because:

1. The previous CUP issued in 2002 expired, its validity was not maintained even though the approval was for a four phased development scenario; and,
2. The football and athletic field in Site A was not included in the previous development proposals. The inclusion of Site A expands activities to a site that was not evaluated for potential traffic, stormwater and erosion control, and land use impacts. This finding discusses existing conditions at the site; therefore, no condition of approval is required.

Conditional Use Permit Review Standards

Finding 2

CCC 40.520.030 provides the general guidelines for CUP approval. CCC 40.520.030 (E) (1) authorizes the hearings examiner to impose other conditions found necessary to protect the best interest of the surrounding property or neighborhood. The examiner could establish conditions that may include but are not limited to:

- a. Increasing the required lot size or setback dimensions;
- b. Increasing street widths;
- c. Controlling the location and number of vehicular access points to the property;
- d. Increasing the number of off-street parking or loading spaces required;
- e. Limiting the number of signs;
- f. limiting the lot coverage or height of buildings because of obstructions to view and reduction of light and air to adjacent property;
- g. Limiting or prohibiting openings in sides of buildings or structures or requiring screening and landscaping where necessary to reduce noise and glare and maintain

- the property in a character in keeping with the surrounding area [see CCC 40.320.010 (C) (4), Landscaping and Screening]; and,
- h. Establishing requirements under which any future enlargement or alteration of the use shall be reviewed by the county and new conditions imposed.

The hearings examiner must find that the establishment, maintenance or operation of the new sports fields will not be significantly detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the school, or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the county. [See CCC 40.520.030 (E) (1) (2), Actions by the hearings examiner]

Site Plan Review Standards:

Landscaping and Screening

Finding 3

CCC 40.320.010 (Landscaping and screening on private property) provides standards for landscaping and screening in Clark County. The degree and height of the required screening is based on the zoning of the project site and the neighboring properties. In addition, CCC 40.320.010 (C) (4) stipulates that the examiner can require additional screening and landscaping for a CUP than that required in Table 40.320.010-1 and CCC 40.320.010 (C) (2), where it is necessary to reduce noise and glare and maintain the property's character in keeping with the surrounding area.

Staff finds that the applicant has proposed a landscaping plan as follows:

1. In Site A, the applicant is proposing an L1 landscape scheme along the north, east, and west boundaries of the proposed football and athletic field by the BPA power line. In addition, the applicant is proposing a chain link fence around the sports facility, with a gate onto NE 82nd Street and another gate internal to the church campus.
2. In Site B, the applicant is proposing an L1 landscape scheme long the northern section abutting Cindy's Parkview and Sunrise Park Subdivisions. L2 landscape schemes are proposed long the eastern and southern sections of the site. The western section of the site is internal to the church campus and the applicant is proposing L1 landscape screening. A chain link fence with gates is proposed around the soccer and lacrosse fields. (See Exhibit 5, Sheet 20, Overall Site Plan and landscape Plan for details)
3. While the proposed landscape schemes meet the minimum standards in the code, staff finds that the plans would not adequately screen the residents of the abutting properties from potential adverse light and glare impacts during scheduled sporting activities. The applicant needs to propose a mitigation measure that would reduce the amount of light and glare that is perceived beyond the property boundary at both sporting fields. The applicant further needs to propose a mitigation plan that adequately satisfies the stated intent of CCC 40,520.030 (E) (1) (g) and CCC 40.320.010 (C) (4) (Landscaping and approval standards – General) in compliance with the conditional use permit standards prior to preliminary site plan review approval. (See Condition A-8a)

Off Street Parking

Finding 4

The total off street parking spaces provided for the church and school uses in the previous site plan review were 1,100 spaces, 22 of which were reserved for handicapped parking near the entrances to buildings. Since scheduled athletic and other sports activities would most likely occur in the evening, staff finds that adequate parking spaces exist at the site for sporting events; therefore, no condition of approval is necessary.

Light and Glare

Finding 5

The applicant has submitted lighting plans for Site A, the football and athletic field on the north, and Site B, the soccer and lacrosse fields on the southeast sections of the site. The lighting plans show that significant light and glare originating from these sports fields will be perceived beyond the property boundaries of those properties situated on the north and east sides of Site A, the football and athletic field. The plans also show that significant light and glare will be perceived beyond the property boundaries in Cindy's Parkview and Sunrise Park subdivision in the north, and NE 78th Street and businesses situated in the south Site B, the soccer and lacrosse fields.

The site plan identifies four locations of field lights and a scoreboard in Site A, and four locations of field lights and a scoreboard in Site B; but no mitigation plans have been provided to address how potential light and glare impacts originating from these fields would be mitigated.

CCC 40.340.010 (A) (7), provides that outdoors lighting shall be consistent with RCW 47.36.180 standards for lighting near public roadways, and shall not cast significant light or glare off-site on adjacent properties, especially on NE 78th Street. Even though the applicant suggests in the narrative that scheduled sports activities would end at 9:00 PM, staff finds that this is not an adequate mitigation for potential adverse light and glare impacts originating from the sports fields onto abutting properties. Therefore, the applicant shall provide a mitigation measure that could include, but not limited to:

1. Starting scheduled sporting events early and ending the events early in the day. Scheduled sporting events could start at 5:00 PM and end at 7:30 PM, with all field lights except for security lights out by 8:00 PM.
2. Shielding field lights down to reduce potential light and glare impacts perceived beyond property boundaries.
3. Organizing scheduled sporting events at these sports fields during normal school hours would eliminate potential adverse noise impacts late in the evening.

In the absence of an adequate mitigation plan for potential light and glare impacts, staff is recommending denial of the conditional use permit and site plan review to construct sports fields. However, staff is providing the following conditions of approval (for Findings 5 and 6) in the event that the Hearings Examiner finds adequate documentation in the records to warrant an approval decision:

- a. The applicant shall provide a mitigation plan that will adequately reduce potential light and glare impacts originating from Site A, and Site B, onto the abutting properties and public streets in the area during scheduled sporting events prior to preliminary site plan approval. (See Condition A-1a)

Noise Impacts

Finding 6

Staff finds that the sports fields would generate significant noise from spectators and loudspeakers during scheduled sporting events. The applicant's narrative does not identify noise as a potential issue that could generate complaints from the neighbors, especially those residing on the north and east sides of Site A, and those residing on the north of Site B and the motorists on NE 78th Street south of Site B. Because noise originating from the sports fields onto the abutting properties during sporting events has not been identified as significant, the applicant has not provided mitigation for potential impacts.

If sports activities at these fields are limited to the physical education and other sports activities of the students enrolled in the schools, then one would assume that the potential adverse noise impacts would not change with the development of the sports fields. If on the other hand, sports activities include scheduled sporting competition with other schools, then significant noise would originate from these fields onto abutting properties during scheduled sporting events.

The applicant needs to evaluate potential noise from spectators and from loudspeaker announcements during sporting events, and provided mitigation measures. It is difficult for staff to conclude that the applicant has made adequate provisions to mitigate for, or contain potential noise impacts during sporting events at these sports fields. Staff finds that the information provided for this review is incomplete. Therefore, staff recommends denial of the conditional use permit and site plan approval for these sports fields. (See Conditions A-1b)

Conclusion (Land Use):

Staff concludes that the proposed preliminary plan, does not comply with the land use requirements of the Clark County Code.

ARCHAEOLOGY:

(See Condition A-2a)

WETLAND:

Staff finds that there are known wetlands on the site; therefore, no conditions of approval are necessary. (See Exhibit 15, Wetland Report)

TRANSPORTATION:

Pedestrian/Bicycle Circulation

Finding 1

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The proposed plan relies on the existing sidewalk along NE 78th Street. On-site

improvements to pedestrian circulation include a 5 foot wide sidewalk connecting First Church of God property to the County property to the east. This sidewalk, as proposed, will be ADA accessible and will run along the northern portion of the proposed soccer and lacrosse fields and terminate at the east boundary of the project. A County park project, that is proposed to be constructed adjacent to the sites easterly boundary, will extend this sidewalk onto the park and will be integrated into the parks pedestrian circulation plan. It is proposed that the County be able to use some of the existing parking near the King's Way High School/ Community Life Center to augment their parking requirements for the future Hazel Dell Sports Fields and Park project. The preliminary plans show a pedestrian path connecting an existing on-site parking lot to the track and football field grandstand proposed at the northerly portion of the site.

NE 78th Street is a 4-lane arterial road (Pr-4cb) with center turn lane and bike lanes. There are existing 5-foot wide bicycle lanes along each side of NE 78th Street. No new bicycle parking facilities are proposed in this project. 6-foot detached sidewalks are required along arterial roads. The applicant has requested a road modification to keep the existing 5-foot attached sidewalk along NE 78th street. Staff has recommended approval of this road modification. Based upon this information and road modification recommendation, staff finds that the proposed pedestrian/bicycle circulation complies with Section CCC 40.350.010. (See Transportation Finding 9)

Circulation Plan

Finding 2

In accordance with CCC 40.350.030 (B)(2) a project which is required to conduct transportation impact study is required provide a circulation plan. The purpose of this plan is to provide a mechanism for integrating various streets into an efficient and safe transportation network. The north-south circulation is being provided by an adjacent land use action, a proposed county park to the east of the site. The applicant has not addressed east-west circulation with their land use application submittal. NE 82nd Street, a public road is stubbed at the site's easterly boundary near the proposed football-track field. (See Condition A-3a)

Access Management

Finding 3

In the approved Road Modification EVR2005-00091, (Exhibit 13), Staff Evaluation Finding 5 states "Staff finds that the proposed driveway could be utilized only as a temporary driveway and do not feel that the three driveways along NE 78th Street are of a superior design. A superior design would be the construction of NE 39th Avenue and the removal of the two easterly drives when Phase 4 of this project occurs". Construction of the proposed facilities (PSR2009-00044), which included a partial-width road along the easterly boundary of the site, will occur in the location previously described as Phase 4. Now that the location of the north-south circulation route, previously proposed as NE 39th Avenue, has been relocated to the east and will now be constructed by Clark County as part of a park project, staff will need to revisit permitting the three access points to remain open for the subject site. (See Condition A-3b)

An egress extends from the site through the BPA right-of-way and intersects NE 30th Avenue. Staff understands that this access was intended to be for emergency use only. A locked gate is located at the easement's access onto NE 30th Avenue. This gate is

left open allowing traffic egress but discourages ingress. This access onto a public road does not meet Clark County's requirements for a commercial access. (See Condition A-3c)

Frontage Roads

Finding 4

NE 78th Street is classified as an Urban Principal Arterial with center turn lane and bike lanes (Pr-4cb). The minimum right-of-way (ROW) dedications and improvements for this road in accordance with CCC Table 40.350.030-2 and the Standard Details Manual, Drawing #4 include:

- a. A minimum half-width ROW of 50 feet.
- b. A minimum half-width roadway of 35 feet.
- c. Curb/gutter, detached sidewalk with a minimum width of 6 feet.
- d. Parkway strip landscaping

The existing frontage improvements consist of 50 feet of half-width ROW, a 33-foot paved half-width, and attached 5-foot sidewalk. Staff is recommending approval of the road modification to allow a portion of the existing attached sidewalk to remain. (See Transportation Finding 9 and Exhibit 13)

Offsite Roads

Finding 5

The proposed development currently does not have an access onto NE 82nd Street. In the event that staff finds that, due to cross-circulation requirements for any extension of NE 82nd Street, the off-site portion of NE 82nd Street will need to be brought up to county standards, this road shall be improved in accordance with CCC 40.350.030 (B)(6) (see Condition A-3d).

Sight Distance

Finding 6

The applicant provided a Sight Distance Certification prepared by Hann Lee, a professional engineer licensed in the state of Washington. The certification provides the following information. The minimum corner sight distance required at access points along NE 78th Street is based on CCC Table 40-350.030-11. Based on a 45 mph speed limit along NE 78th Street, the minimum corner sight distance required is 450 feet. "There is adequate corner sight distance in both the east and west direction at all three driveways."

Street Extension and Turnarounds

Finding 7

NE 82nd Street is an existing off site public road that dead-ends at the site's easterly boundary. The applicant shall either, extend NE 82nd Street and provide any required off-site improvements in accordance with CCC 40.350.030 (B)(9) and (B)(6), obtain relief from this requirement with an approved Road Modification in accordance with CCC 40.550.010, or demonstrate that this requirement was fulfilled by an previous remedy. (See condition A-3e)

Road Modifications

Finding 9

The applicant has applied for a Road Modification to allow existing non-standard frontage improvements to remain and relief from constructing a raised center median on NE 78th Street.

Approval Criteria

If the development cannot comply with the Transportation Standards, modifications may be granted in accordance with the procedures and conditions set out in CCC 40.550. The request shall meet one (or more) of the following four specific criteria:

- a. *Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative, which can accomplish the same design purpose, is available.*
- b. *A minor change to a specification or standard is required to address a specific design or construction problem, which, if not enacted, will result in an unusual hardship.*
- c. *An alternative design is proposed which will provide a plan equal to or superior to these standards.*
- d. *Application of the standards of the Transportation Standards to the development would be grossly disproportional to the impacts created.*

Applicant's Discussion

1. Clark County constructed roadway improvements along NE 78th Street in 1998 with a 33-foot half-width roadway and attached sidewalks. When Clark County constructs roadway improvements, it is typically done with the intent that those improvements will last for a 20-year period. Sometime after the NE 78th Street construction, Clark County changed the standards for NE 78th Street to a 35-foot half-width road section with detached sidewalks. Functionally, the 33-foot and the 35-foot half-width section is equivalent. The attached and detached sidewalks are also functionally equivalent.

An estimated cost to demolish the existing sidewalk and construct detached sidewalks, which would require a section of retaining wall, was \$140,000 which is roughly half the cost of the natural turf fields. This cost does not include the incremental 2-foot roadway widening frontage improvement or the associated storm/drainage revisions.

The applicant believes considering the functional equivalency and the disproportional cost of improvements, the special criteria a, b, and d for the road modification request are met.

2. The applicant's contention for the road modification regarding the median/center left turn lane is that all driveways along NE 78th Street have been approved by the previous site plan/CUP approval and the current access configuration meets the principal arterial (Pr-4cb) standard because the standard drawing includes a median or center left turn. Therefore, no road modification is needed because it already meets standards and conditions of approval.

Staff's Evaluation:

Staff agrees with the applicant that, with consideration of the functionality between the existing improvements and frontage improvements constructed to current standards, the existing improvements are roughly equivalent. Therefore, staff agrees that this request meets the special criterion 'b' as stated above.

In accordance with CCC 40.350.03(B)(4)(d)(2), In order to preserve capacity and promote safety, urban arterials shall include raised medians to restrict cross traffic movements. The approval criteria for median opening or left-turn channelization are found in CCC 40.350.030(B)(4)(d)(2). The applicant has not shown that the approval criteria for eliminating the raised median is met.

Recommendation:

Please see EVR2009-00052 for additional information. (Exhibit 13)

Conclusion (Transportation):

Staff finds that because the road modification is denied, the proposed preliminary plan does not meet the transportation requirements of the Clark County Code.

TRANSPORTATION CONCURRENCY:

None

STORMWATER:

Applicability

Finding 1

Stormwater and Erosion Control Ordinance CCC 40.380 applies to development activities that results in 2,000 square feet or more of new impervious area within the urban area and all land disturbing activities, except those exempted in Section CCC 40.380.030(A).

The project will create more than 2,000 square feet of new impervious surface and it is a land disturbing activity not exempted in Section CCC 40.380.030(A). Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance, CCC 40.380.

The erosion control ordinance is intended to minimize the potential for erosion and a plan is required for all projects meeting the applicability criteria listed in CCC 40.380.050. This project is subject to the erosion control ordinance.

Stormwater Proposal:

Finding 2

The applicant proposes to achieve the required stormwater quantity control for the proposed P.E. and Athletic Fields with installation of underground perforated pipes. The retention facility has been designed to detain and release the 2, 10, and 100 year post-developed storms at rates applicable with CCC 40.380.040 (C)(3)(d). The curve numbers (CN) used to determine the developed flow rates for 2-year, 10-year and 100-year 24-hour storm events were 90 for pervious areas (sports fields) and 98 for impervious areas (road, sidewalks, and track).

The applicant proposes to treat the stormwater runoff from the pollution generating impervious surfaces by draining to Contech Stormfilter cartridges for water quality control. The stormwater quality mitigation facilities shall be designed to treat 70% of the 2 year occurring 24 hour storm event.

Site Conditions

Finding 3

The proposed land to be developed is approximately 11.66 acres in area with slopes of 0-5% over 67% of the parcel, 5-10% over 24% of the parcel, and 10-15% over 9% of the parcel. The development of the site will include a soccer and lacrosse field located at the east end of the church property which also borders NE 78th Street northerly right-of-way. A 20-foot wide driveway will be constructed along the north side of the soccer and lacrosse fields connecting the existing Community Life Center parking area to the future roadway within a regional park that will be constructed by Clark County on adjacent parcel to the east of the proposed site. In addition, a track and football field will be developed at the northwest portion of the site adjacent to the BPA right-of-way. The site will have approximately 0.29 acres of new impervious area consisting of a new access driveway to the north of the proposed soccer and lacrosse fields. In addition, the developed area will also include 1.27 acres of new impervious area consisting of the proposed track.

The National Resources conservation service (NRCS, formerly SCS) mapping shows the site to be underlain by Hillsboro soils and Odne soils (HoB, OdB), classified by AASHTO as A-4 soils or A-6 soils. These soils are designated as hydrologic group "B" and "D" respectively. CCC 40.380 does not list A-4 or A-6 soils or A-6 soils as suitable for infiltration.

The project proposes to discharge the detained stormwater runoff into the wetlands located near the northwest portion of the project. In accordance with the provisions of Section CCC 40.380.040(B)(2), all development activities require to prepare a final stormwater control plan shall conduct an analysis of off-site water quality impacts resulting from the development activities and shall mitigate their impacts. The applicant submitted an offsite analysis extending a quarter mile downstream from the development. The downstream analysis concludes that the existing downstream conveyance is sufficient for the conveyance of stormwater runoff without the possibility of soil erosion

Maintenance of Stormwater Facilities

Finding 4

The stormwater facilities are proposed to be privately owned and maintained. Per section CCC 40.380.040(H)(3)(b), private facilities are to be constructed in an easement or a covenant shall be provided to the county for inspection purposes. Evidence of such arrangement (easement or covenant) shall be submitted for approval prior to the approval of the final stormwater plan.

The applicant shall provide an access easement to these facilities or a covenant to allow Public Works maintenance crews to inspection and maintain the public stormwater facilities. If appropriate maintenance is not performed in a timely manner, the county

shall take enforcement action and recover from the parties responsible for the maintenance. (See Condition A-11a)

Infiltration

Finding 5

The project proposes to utilize infiltration along with detention for the soccer/lacrosse field as a method of stormwater quantity control. According to the Stormwater & Erosion Control Ordinance (CCC 40.380), infiltration of the 100-year storm event is the preferred method of stormwater disposal from the developed site.

The applicant has submitted an infiltration testing report performed by Professional Service Industries, Inc. dated September 3, 2009. The subsurface infiltration exploration consisted of 4 test pits. The test pit locations are shown in Figure 2 of the infiltration report. The infiltration report states that based upon observed infiltration rates in the area of the football field/track, test pits B1 and B2, that infiltration will not be used at this location. The report states that in the area where the soccer/lacrosse field, test pits B3 and B4 provides better infiltration rates, therefore; partial infiltration together with detention will be used at this location. In accordance with the provisions of CCC 40.380.40(C)(3)(a), soils classified as A-1-a, A-1-b, A-2-4, A-2-5, and A-3 as defined as AASHTO Specification M145 are suitable for infiltration. The infiltration report included results for two infiltration tests. The test data is summarized in the following table:

DATE	TEST PIT NO.	DEPTH (FT)	INFITRATION RATE (IN/HR)
9/3/09	B1	26.5	15
9/3/09	B2	28.3	6
9/3/09	B3	15	18
9/3/09	B4	11.5	42

Per CCC 40.380.040(C)(3)(b), the minimum design infiltration rate shall have a safety factor of 2. Therefore, the design infiltration rate may be equal to 9 inches per hour, for a tested infiltration rate of 2 inches per hour. The applicant will be required to provided an emergency overflow system, per section CCC 40.380.060(F)(2). (See Condition A-6a)

In order to ensure that the proposed stormwater infiltration facilities will function as designed, the infiltration rate used in the stormwater analysis shall be verified during the construction of the stormwater facilities. (See Condition A-6b)

Infiltration Sacrificial System

Finding 6

A portion of the proposed stormwater runoff disposal will by infiltration, therefore it is important to ensure that no soil inadvertently enter the storm drain collection system. In order to protect the infiltration facilities from plugging during the construction of the soccer/lacrosse all runoff shall be conveyed to an onsite sacrificial system or be contained by other approved methods until such a time when the County inspection staff determines that the potential for plugging the infiltration system is minimized to the extent possible. (See Condition C-1a)

Stormwater Issues

Finding 7

The infiltration testing provided by the applicant states that the preliminary testing was conducted approximately 8 to 9 feet lower than the detention/infiltration system shown on the preliminary site plan. The elevation of the perforated pipe used for the detention/infiltration system will be in the soil zone identified as silt by the infiltration report. (See Condition A-6c)

It also appears that a portion of this detention/infiltration system will be located in compacted fill. (See Condition A-6d)

The stormwater report submitted by the applicant does provide a downstream analysis for the stormwater discharge, however; it does not account for the closed depression located on the county park site. This development is the tributary of the closed depression on the county park site. The stormwater analysis conducted by Clark County Public Works Design team does account for closed depression impacts from their site. (See Condition A-6e)

The applicant provides energy dissipation with rip rap at the sites easterly outfall, but does not release the runoff as sheet flow as how the existing runoff currently leaves the site. (See Condition A-6f)

The applicant's preliminary site plan shows that an existing storm runoff outfall pipe will be extended around the soccer/lacrosse field as by-pass flow, but the stormwater report does not account for the shorter time of concentration of this pipe conveyed runoff where before it traveled as sheet flow across the proposed soccer/lacrosse field. (See Condition A-6g)

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 1 – Fire Marshal Review

This application was reviewed by Tom Scott in the Fire Marshal's Office. Tom can be reached at (360) 397-2375 x4095 or 3323.

None

WATER & SEWER SERVICE:

Finding 1

Clark Public Utilities provides public water and Clark Regional Wastewater District provides sewer service in the area. The site is already improved with the provision of adequate water and sewer services; therefore no additional condition of approval is necessary.

Finding 2

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or Prior to Occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department. (See Condition A-9)

Conclusion (Water & Sewer Service):

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the water and sewer service requirements of the Clark County Code.

IMPACT FEES:

None

SEPA DETERMINATION

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Determination:

Determination of Non-Significance (DNS): As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review. This decision was made after review of a completed environmental checklist and other information on file with the County.

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on December 2, 2009, is hereby final.

SEPA Appeal Process:

An **appeal** of this SEPA determination and any required mitigation must be filed with the Community Development Department within fourteen (14) calendar days from the date of this notice. The SEPA appeal fee is **\$1,493**.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. A brief statement describing why the SEPA determination is in error.

The decision of the Hearing Examiner is final unless there is:

- A motion if filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 251.160; or,
- An appeal with Clark County Superior Court.

Staff Contact Person:

Michael Uduk, (360) 397-2375, ext. 4386
Michael Butts, (360) 397-2375, ext. 4137

Responsible Official: Michael V. Butts

**Public Service Center
Community Development Department
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

RECOMMENDATION

Based upon the proposed plan (identified as Exhibit 5), and the findings and conclusions stated above, staff recommends the Hearings Examiner **DENY** this request.

If, however, the Hearings Examiner finds in the record adequate documentation to the contrary, the Hearings Examiner may approve the request subject to the understanding that the applicant is required to adhere to all applicable codes and laws, and is subject to the following conditions of approval:

Conditions of Approval

A Final Construction Plan Review for Land Division Review & Approval Authority: Development Engineering

Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

A-1 Land Use:

- a. The applicant shall provide a mitigation plan that will adequately reduce potential light and glare impacts originating from Site A, and Site B, onto the abutting properties and public streets in the area during scheduled sporting events prior to preliminary site plan approval. (See Land Use Finding 5)
- b. The applicant shall provide a mitigation plan that will adequately reduce potential noise impacts originating from Site A, and Site B, onto the abutting properties during scheduled sporting events prior to preliminary site plan approval. (See Land Use Finding 6)

A-2 Final Construction Plan:

The applicant shall submit and obtain County approval of a final construction plan in conformance to CCC 40.350 and the following conditions of approval:

a. Archaeology

1. A note shall be placed on the face of the final construction plans as follows:

"If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

A-3 Final Transportation Plan/On-Site:

The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a. The applicant shall either, extend NE 82nd Street and provide any required off-site improvements in accordance with CCC 40.350.030 (B)(9) and (B)(6), or obtain relief from this requirement with an approved Road Modification in accordance with CCC 40.550.010, or demonstrate that this requirement was fulfilled by an previous remedy. (See Transportation Finding 2)
- b. The applicant shall either remove the 2 most easterly access points on this site, obtain an additional Road Modification for these driveways to remain, or demonstrate how these access points are allowed to remain. (See Transportation Finding 3 and CUP 2002-09 Final Order Condition A-17)
- c. The applicant shall provide documentation such as a written agreement or easement identifying the BPA as the "grantor" and the First Church of God as the "grantee" and state, if any, the uses that the beneficiary is entitled to. (See Transportation Finding 3)
- d. If NE 82nd is extended through the site, the off-site portion of NE 82nd Street shall be improved in accordance with CCC 40.350.030 (B)(6). (See Transportation finding 5)
- e. If NE 82nd is permitted to end at its current location, an approved turnaround must be constructed at it is terminus. (See Transportation finding 7)

A-4 Final Transportation Plan/Off Site (Concurrency):

The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

None

A-5 Transportation:

- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.
- b. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan

(TCP). The TCP shall govern all work within or impacting the public transportation system.

A-6 Final Stormwater Plan:

The applicant shall submit and obtain County approval of a final stormwater plan for on and off-site facilities (as applicable), designed in conformance to CCC 40.380 and the following conditions of approval:

- a. The applicant shall provide an emergency overflow system which will protect downstream owners from inundation or property damage. (See Stormwater Finding 5)
- b. In accordance with the provisions of Section CCC 40.380.040(C)(3)(a), soil suitability for infiltration shall be determined by a qualified geo-technical engineer through both approved field-testing and laboratory testing. (See Stormwater Finding 5)
- c. If infiltration will be a function of the soccer/lacrosse field's storm runoff, the final stormwater report shall obtain infiltration rates in the soil zone at the same elevation as the detention/infiltration system. (See Stormwater Finding 7)
- d. The final stormwater report shall address any portion of the soccer/lacrosse field's detention/infiltration system placed in compacted fill. (See Stormwater Finding 7)
- e. The final stormwater report shall provide a closed depression analysis in accordance with CCC 40.380.040 (C)(3)(h)(4) for storm runoff discharge to the County Park site located adjacent and east of the site. (See Stormwater Finding 7)
- f. The final stormwater shall be designed to release storm runoff onto adjacent properties as sheet flow rather than channelized flow. (See Stormwater Finding 7)
- g. The final stormwater design shall account for shorter time of concentration for any upstream bypass storm runoff. (See Stormwater Finding 7)

A-7 Erosion Control Plan:

The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.385.

A-8 Final Landscape Plan:

The applicant shall submit and obtain county approval of final landscape plan consistent with the approved preliminary landscape plan and conditions listed below (ref: CCC 40.320). The landscape plan shall include landscaping within the public Rights-of-Ways and on-site.

- a. The applicant further shall provide a mitigation plan that adequately satisfies the stated intent of CCC 40.520.030 (E) (1) (g) and CCC 40.320.010 (C) (4) (Landscaping and approval standards – General) in compliance with the conditional use permit standards prior to preliminary site plan review approval. (See Land Use Finding 3)

A-9 Health Department Review:

Submittal of a “Health Department Project Evaluation Letter” is required as part of the Final Construction Plan Review or early grading application. If the Evaluation Letter specifies that certain actions are required, the Evaluation Letter will specify the timing of when those activities must be completed (e.g., prior to Final Construction Plan Review, construction, Provisional Acceptance, Final Plat Review, building permit issuance, or occupancy), and approved by the Health Department.

A-10 Fire Marshal Requirements:

None

A-11 Other Documents Required:

The following documents shall be submitted with the Final Construction Plan:

- a. The applicant shall provide either an easement or covenant which will allow the county to enter the property to inspect the stormwater facilities inform the applicant of maintenance needs or, in the event that the property owners fail to maintain the facilities, the county shall be allowed to perform emergency maintenance and recover cost for said maintenance from the property owners. (See Stormwater Finding 4)

A-12 Excavation and Grading:

Excavation / grading shall be performed in compliance with CCC Chapter 14.07.

B	Prior to Construction of Development Review & Approval Authority: Development Inspection
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Prior to construction, the following conditions shall be met:

B-1 Pre-Construction Conference:

Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.

B-2 Erosion Control:

Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

B-3 Erosion Control:

Erosion control facilities shall not be removed without County approval.

C Provisional Acceptance of Development**Review & Approval Authority: Development Inspection**

Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/land division plan and the following conditions of approval:

C-1 Stormwater:

- a. The installation of infiltration systems shall be observed and documented by a licensed engineer in the State of Washington proficient in geotechnical engineering. During the construction, the geotechnical engineer shall verify that the infiltration rates used in the final stormwater analysis are obtained at the exact locations and depths of the proposed stormwater infiltration facilities. The infiltration investigation shall include laboratory analysis based on AASHTO Specification M145. The timing of representative infiltration tests will be determined at the pre-construction conference. (See Stormwater Finding 6)

C-2 Verification of the Installation of Required Landscape:

The applicant shall provide verification in accordance with Section 40.320.030(B) that the required landscape has been installed in accordance with the approved landscape plan(s) (see condition A-8).

D Final Plat Review & Recording**Review & Approval Authority: Development Engineering**

Prior to final plat approval and recording, the following conditions shall be met:

D-1 None**E Building Permits****Review & Approval Authority: Customer Service**

Prior to issuance of a building permit, the following conditions shall be met:

E-1 None**F Occupancy Permits****Review & Approval Authority: Building**

Prior to issuance of an occupancy permit, the following conditions shall be met:

F-2 Land Use and Critical Areas:**a. Verification of the Installation of Required Individual Street Trees:**

Where street trees are required on individual residential lots, the applicant shall provide verification in accordance with Section 40.320.030(B) that the required landscape has been installed in accordance with the approved landscape plan (see condition A-8).

G	Development Review Timelines & Advisory Information Review & Approval Authority: None - Advisory to Applicant
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G-1 Land Division:

Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.

G-2 Department of Ecology Permit for Construction Stormwater:

A permit from the Department of Ecology (DOE) is required if:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion [less than one acre] of the larger project planned over time. **The applicant shall Contact the DOE for further information.**

H	Post Development Requirements Review & Approval Authority: As specified below
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H-1 None

<p>Note: Any additional information submitted by the applicant within fourteen (14) calendar days prior to or after issuance of this report, may not be considered due to time constraints. In order for such additional information to be considered, the applicant may be required to request a "hearing extension" or "open record" and shall pay the associated fee.</p>

<p>HEARING EXAMINER DECISION AND APPEAL PROCESS</p>
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This report to the Hearing Examiner is a recommendation from the Development Services Division of Clark County, Washington.

The Examiner may adopt, modify or reject this recommendation. The Examiner will render a decision within 14 calendar days of closing the public hearing. The County will mail a copy of the decision to the applicant and neighborhood association within 7 days of receipt from the Hearing Examiner. All parties of record will receive a notice of the final decision within 7 days of receipt from the Hearing Examiner.

Motion for Reconsideration:

Any party of record to the proceeding before the hearings examiner may file with the responsible official a motion for reconsideration of an examiner's decision within fourteen (14) calendar days of written notice of the decision. A party of record includes the applicant and those individuals who signed the sign-in sheet or presented oral testimony at the public hearing, and/or submitted written testimony prior to or at the Public Hearing on this matter.

The motion must be accompanied by the applicable fee and identify the specific authority within the Code or other applicable laws, and/or specific evidence, in support of reconsideration. A motion may be granted for any one of the following causes that materially affects their rights of the moving party:

- a. Procedural irregularity or error, clarification, or scrivener's error, for which not fee will be charged;
- b. Newly discovered evidence, which the moving party could not with reasonable diligence have timely discovered and produced for consideration by the examiners;
- c. The decision is not supported by substantial evidence in the record; or,
- d. The decision is contrary to law.

Any party of record may file a written response to the motion if filed within fourteen (14) calendar days of filing a motion for reconsideration.

The examiner will issue a decision on the motion for reconsideration within twenty-eight (28) calendar days of filing of a motion for reconsideration.

Appeal Rights:

Any party of record to the proceeding before the hearings examiner may appeal any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), to the Superior Court.

Attachments:

- Copy of Proposed Preliminary Plan
- Exhibit List

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Community Development Department
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

Final Decision Attachment

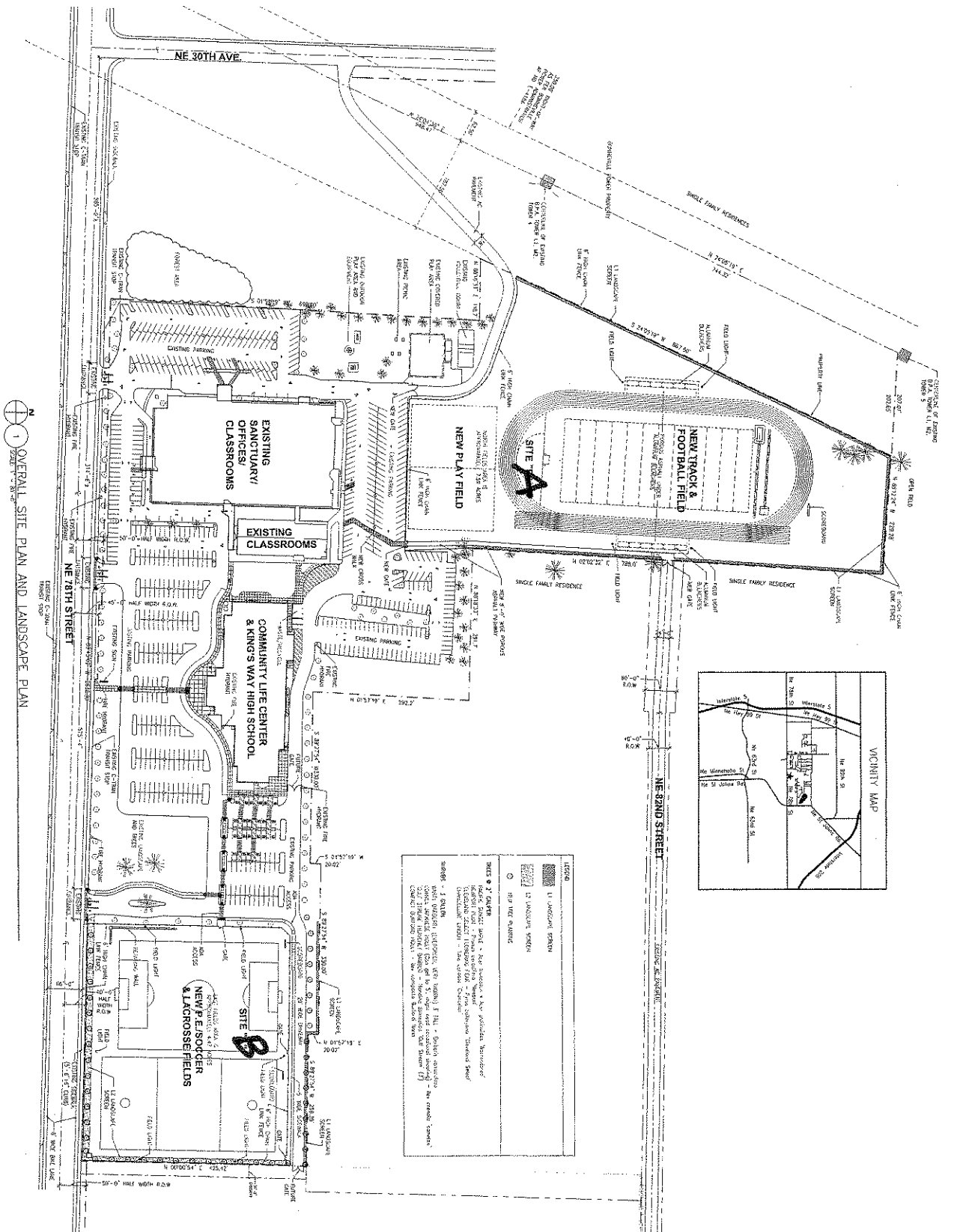
For Employee Use Only

This is not part of the decision, but rather an attachment for processing purposes only.

Final Plans Required with Construction Plans	YES	NO
Final Landscape Plan:	X	
-On-site landscape plan	X	
-Right-of-way landscape plan*	X	
Final Wetland Plan		X
Final Habitat Plan		X

*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, list each plan under Case Notes in Permit Plan for future reference.



2 OVERALL SITE PLAN AND LANDSCAPE PLAN

FIRST CHURCH OF GOD / KING'S WAY
PE & ATHLETICS FIELDS
3300 NE 78TH STREET
VANCOUVER, WA 98665



LSW
architects

LSW
architects



HEARING EXAMINER EXHIBITS

**APPLICATION: FIRST CHURCH OF GOD KING'S WAY
P.E. & ATHLETIC FIELDS**

**CASE NUMBERS: CUP2009-00011; PSR2009-00044; SEP2009-00093; WET2009-00073;
EVR2009-00052**

Hearing Date: January 28, 2010

EXHIBIT NO.	DATE	SUBMITTED BY	DESCRIPTION
1		CC Development Services	Aerial Map
2		CC Development Services	Vicinity Map
3		CC Development Services	Zoning Map
4		CC Development Services	Comprehensive Plan Map
5	10/28/09	Applicant, John Barbieri	Proposed Developments Plans
6	10/28/09	Applicant, John Barbieri	Application Form, Pre-app Report, GIS, Narrative, Legal Lot Determination, Approved Preliminary Plats Abutting the Site, Proposed Developments Plans, Soils Analysis Report, Preliminary Stormwater Design Report, Stormwater Preliminary Development Plan, Project Engineer Statement of Compliance & Feasibility, Traffic Study, SEPA, Proof of Submitting Archaeological Predetermination to the State, Sewer District Utility Review Letter, Water Utility Review Letter, Health Dept Project Review, Associated Applications
7	11/18/09	CC Development Services	Fully Complete Determination
8	12/2/09	CC Development Services	Affidavit of Mailing Public Notice
9	12/2/09	CC Development Services	Notice of Type III Development Review Application, Optional SEPA Determination of Non-Significance & Public Hearing
10	12/12/09	John Hannon	Public Comments
11	12/17/09	Washington Dept of Ecology (DOE)	SEPA comments
12	12/30/09	Applicant, John Barbieri	Affidavit of posting
13	1/7/2010	Development Engineering	Road Modification

EXHIBIT NO.	DATE	SUBMITTED BY	DESCRIPTION
14	1/8/2010	Jack Davis	Comments
15	12/2/09	Brent Davis, Wetland Biologist	Wetland Determination Staff Report
16	1/13/10	CC Development Services	Affidavit of Posting
17	1/13/10	CC Development Services	Staff Report written by Michael Uduk

Copies of these exhibits can be viewed at:

Department of Community Development / Planning Division
1300 Franklin Street
Vancouver, WA 98666-9810